

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02021
The Preserve on Antelope Creek 1st Addition

DATE: July 15, 2002

PROPOSAL: A final plat consisting of 56 lots and 5 outlots.

LAND AREA: 65.5 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

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| <u>RECOMMENDATION:</u> |
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| Approval |
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlots A and B, The Preserve on Antelope Creek Addition, located in the NE 1/4 of Section 10, T9N, R7E of the 6th P.M., Lincoln, Lancaster County, Nebraska.

LOCATION: S. 80th Street and Pioneers Blvd.

APPLICANT: Nebraska Nurseries, Inc.

OWNER: same

CONTACT: J. Michael Rierden
645 "M" Street - Suite 200
Lincoln, NE 68508
(402) 476-2413

EXISTING ZONING: R-3 with a C.U.P.

EXISTING LAND USE: Vacant - currently being graded for development

SURROUNDING LAND USE AND ZONING:

North: R-1 single family housing across Pioneers
South: R-3 vacant - developing residential
East: R-3 residential
West: R-3 residential and medical clinic

HISTORY: The Preserve on Antelope Creek Preliminary Plat (no. 99027) and C.U.P. (Sp no. 1813) were approved by City Council on **July 18, 2001**.

UTILITIES: available

TRAFFIC ANALYSIS: Pioneers Boulevard is classified as an arterial street.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of water mains, sanitary sewer, storm sewers and ornamental lighting. Bonds have been accepted for the completion of sidewalks, sidewalks in pedestrian way easements, private roadway paving, street signs, survey markers, and street trees.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.
5. Pondview Drive was renamed Preserve Lane by Street Name Change No. 01005.

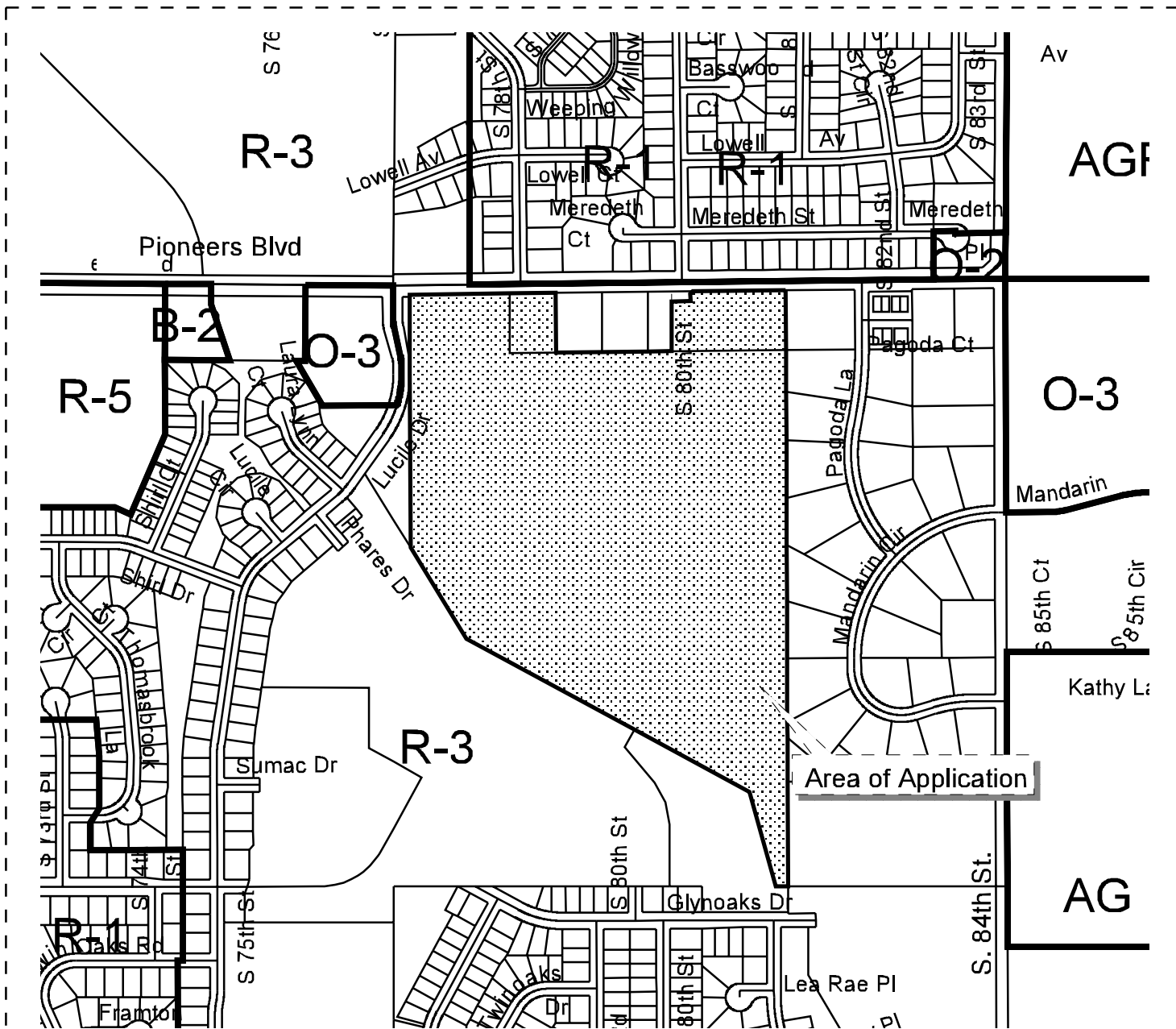
Jason Reynolds
Planner



Final Plat #02021
The Preserve on Antelope Creek 1st Add
80th & Pioneer's Blvd.



Photograph Date: 1999



Final Plat #02021

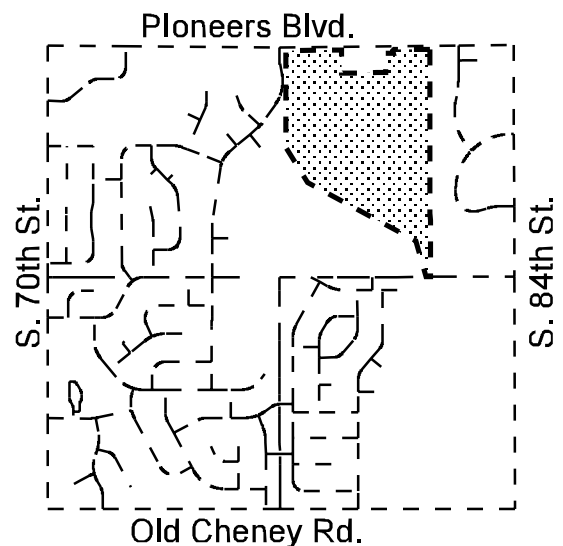
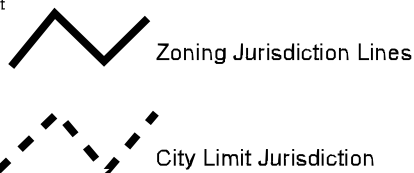
The Preserve on Antelope Creek 1st Add

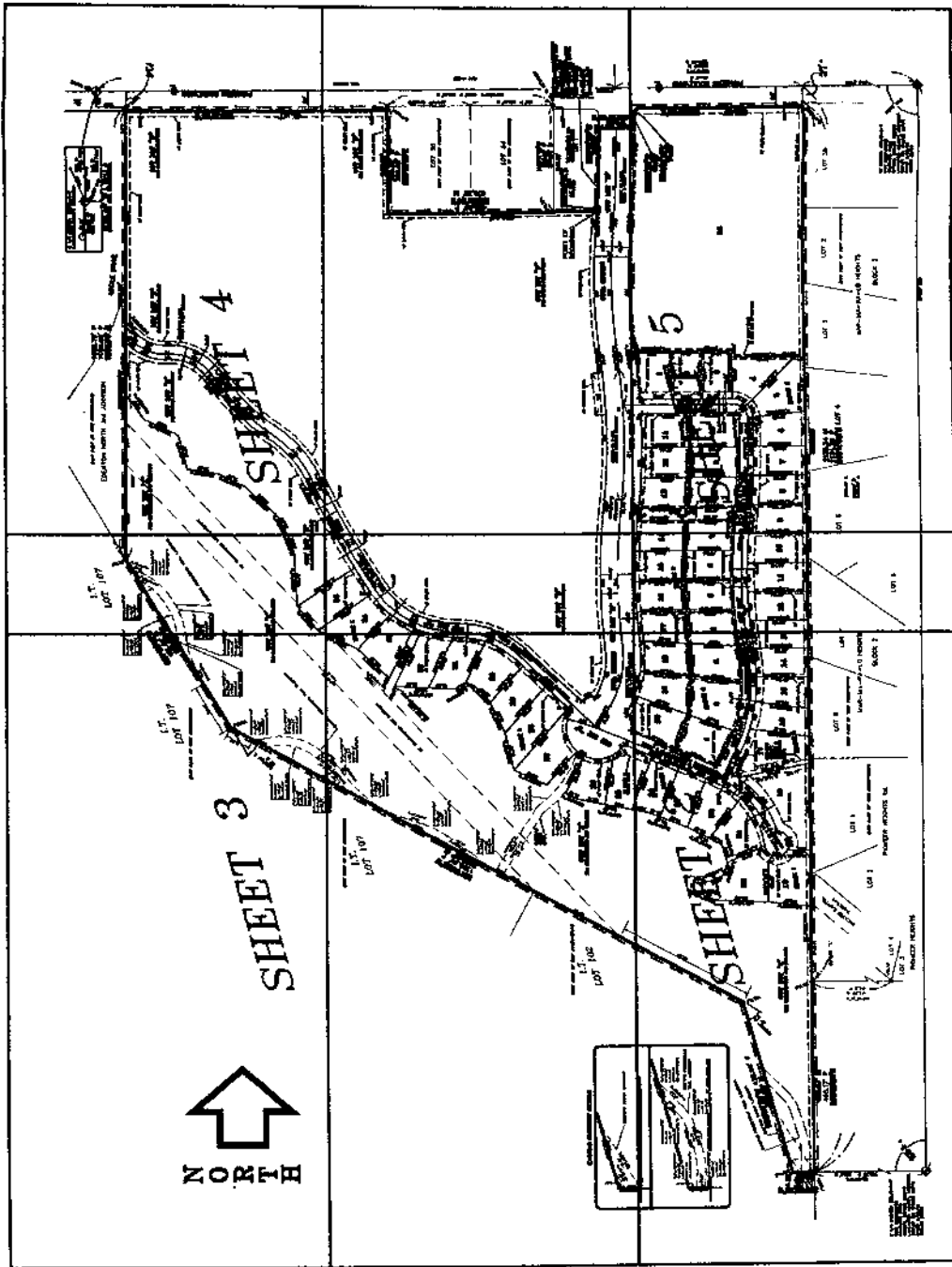
80th & Pioneers Blvd.

Zoning:

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|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
Sec. 10 T9N R7E





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